

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MODIFICATION OF THE URBAN RENEWAL PLAN  
OF THE SOUTH END URBAN RENEWAL AREA  
DISPOSITION PARCELS 21, 23 AND 24  
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "residential" as the primary permitted use for Parcels 21, 23 and 24;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. a) That Section 602, Table A, "Land Use and Building Requirements", Reuse Parcel 21 is hereby modified by the deletion therefrom of "Minimum Set-Back", "Min. Parking Ratio", and "Planning and Design Requirements".  
b) That the Minimum Set-Back for Parcel 21 shall be 10' from Northampton Street.  
c) That the Min. Parking Ratio shall be .7 per dwelling unit.  
d) That the Planning and Design Requirements shall be A, B and F.
2. a) That Section 602, Table A, "Land Use and Building Requirements", Reuse Parcel 23 is hereby modified by the deletion therefrom of "Minimum Set-Back", Min. Parking Ratio", and "Planning and Design Requirements".



- b) That the Minimum Set-Back for Parcel 23 shall be 10' from Shawmut Avenue and 20' from Tremont Street.
  - c) That the Min. Parking Ratio shall be .7 per dwelling unit.
  - d) That the Planning and Design Requirements shall be A, B, D, F, N and V.
3. a) That Section 602, Table A, "Land Use and Building Requirements", Reuse Parcel 24 is hereby modified by the deletion therefrom of "Minimum Set-Back", "Max. Height", "Max. Net Density" and "Planning and Design Requirements".
- b) That the Minimum Set-Back shall be 10' from Tremont Street and "AA: Subject to Authority Approval" from any abutting property.
  - c) That the Max. Height shall be 100'.
  - d) That the Max. Net Density shall be 70.
  - e) That the Planning and Design Requirements shall be A,B,D,F, and V.

4. That the proposed modification is found to be a minor modification and does not substantially or materially alter or change the Plan.

5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.



MEMORANDUM

APRIL 17, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA R-56  
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
DISPOSITION PARCELS 21, 23 AND 24

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SUMMARY: This memo requests the Authority modify the South End Urban Renewal Plan by amending Section 602 thereof, Table A, "Land Use and Building Requirements".

The Urban Renewal Plan for the South End Urban Renewal Area, adopted by the Authority on September 23, 1965, in Section 602 thereof, entitled "Land Use and Building Requirements" designates Parcels 21, 23, and 24 for "residential" use. Section 1201 of said Plan provides that minor modifications may be made by the Boston Redevelopment Authority.

On November 7, 1968, the Authority adopted a Report and Decision consenting to the incorporation of ROXSE Homes, Inc., under the terms and provisions of Chapter 121A, Massachusetts General Laws, as amended. On January 9, 1969, the Authority designated ROXSE Homes, Inc. as redeveloper of Parcels 21, 23, and 24 in the South End Urban Renewal Area and authorized the Director to execute a land disposition agreement and deed therefor. The Final Working Drawings and Specifications for 364 units of Section 221(d)(3) low to moderate income housing are being submitted for Authority approval at this meeting.

Implementation of the Final Working Drawings and Specifications submitted by the redeveloper will require minor changes in the minimum set-back, maximum building height, minimum parking ratio, and planning and design requirements contained in the Urban Renewal Plan. These proposed changes will not substantially change or alter the approved urban renewal plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by amending Section 602 thereof, Table A, Land Use and Building Requirements.

An appropriate Resolution is attached.

Attachment

